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PRESENT:

Leland J. Roper
Willis Morrison
Don Bird
Cecil Losee
Thomas Callister

Mayor and presiding
Councilman
Councilman
Councilman
Councilman

ABSENT:

Max Bennett

Councilman

OTHERS PRESENT:

Neil Forster
Ray Valdez
Jay Covington
Warren Peterson
John Quick
Dorothy Jeffery

Public Works Superintendent
City Building Inspector
City Administrative Intern
City Attorney
City Engineer
City Recorder

Todd Turner
James Jensen
Roger Stowell
Rex Day
Jim Edwards
Bryce Pillings
Steven Jackson

City Resident
City Resident
IPP Representative
Delta Estates
P and E Engineering
Delta Estates
Attorney for Delta Estates

Mayor Roper, being present, called the meeting to order at 8:00 p.m.
Dorothy Jeffery, being present, acted as secretary.

Mayor Roper stated the meeting was a regularly called council meeting and that notice of the time, place and agenda of the meeting had been posted at the principle office of the governing body and had been provided the Millard County Chronicle; the Millard County Gazette and the local radio station KNAK and to each member of the governing body by mailing copies of the Notice and Agenda two (2) days before to each of them.

MINUTES

The minutes of a regular city council meeting held August 10, 1981 were presented for consideration of council's approval. Following a brief discussion of the minutes, Councilman Losee MOVED the minutes be approved as amended, MOTION SECONDED by Councilman Callister and received the unanimous affirmative vote of all councilmen present.

TODD TURNER - JAMES JENSEN - CONTINUATION OF DISCUSSION REGARDING REQUEST FOR COUNCIL'S CONSIDERATION FOR APPROVAL OF OFF-STREET PARKING AND CONDITIONAL USE PERMIT FOR MOTOR-CYCLE SHOP LOCATED AT 435 WEST 4th NORTH.

Mr. Jensen explained to council he and Mr. Turner had changed the location of their proposed business to 407 West Main, which is the site of the old Conoco Service Station. Also housed in the same building is the Master Muffler Company, owned and operated by Dennis Moody.

Plans for the Motorcycle Dealership and repair shop were displayed for council's review which include.

- (1) Seven (7) parking spaces
- (2) Two (2) Restrooms (Mens & Womens)
- (3) Eighty-five (85) foot frontage

Mr. Jensen stated their future plans include the possibility of a sporting goods store and/or a metal fabrication shop.

Superintendent Forster told council the location of the proposed business is in an industrial zone and would require council's approval for a "Conditional Use Permit" as well as off-street parking to accommodate their customers. Mr. Forster also stated that his opinion, the seven (7) off-street parking spaces would be adequate parking for that particular business and recommended council approve Mr. Jensen and Mr. Turner's request.

Councilman Callister MOVED the council grant the request of Mr. James Jensen and Todd Turner for a "Conditional Use Permit" and off street parking for the proposed motorcycle dealership and repair shop with the possibility the business may include, at some future date, a sporting goods shop and/or metal fabrication business, in the location of 407 West Main subject to the condition a minimum of seven (7) parking spaces will be available at all times, MOTION SECONDED by Councilman Losee and received the unanimous affirmative vote of all councilmen present.

JIM & BOB PENDRAY - CONSIDERATION FOR COUNCIL'S APPROVAL OF FINAL PLAT'S B AND C OF PENDRAY'S ESTATES.

Mayor Roper explained the next item on the agenda is Plat's B and C of Pendray's Estates. Both have been approved by the City Engineer and approved by the City Council, the only restraints on them is the required guarantee or bonding for the improvements.

Mr. Pendray requested council's approval of both Plat's B and C, however, he plans on recording only Plat B for the present time. Mr. Pendray stated if the council would consider approving both Plats at the meeting it would save him and the council some time as he would not have to schedule another meeting with the council for the approval of Plat C at a later date.

Attorney Peterson informed council Mr. Pendray has \$120,000.00 total bond of which approximately \$80,000.00 has been applied to Plat A for improvements.

Superintendent Forster said one major problem within the project is the back-up pump for the lift station has not been received as of yet, however, Mr. Pendray has stated the pump has been ordered.

Superintendent Forster stated that the curb, gutter, sidewalks and black top have been completed to seven (7) of the original platted eleven (11) lots in Plat A and is satisfactory.

John Quick, engineer for Delta City, will provide figures for the cost of the off-site improvements required for Plat 's B and C.

Following further discussion of the issue, Councilman Morrison MOVED the council approve the Final Plat's B and C of the Pendray Estates subject to Attorney Peterson reviewing the bonding for the project to insure the required bonding is in place, MOTION SECONDED by Councilman Callister and received the unanimous affirmative vote of all councilmen present.

REX DAY - CONSTRUCTION FOR COUNCIL'S APPROVAL OF FINAL PLANS FOR RANCHER MOBILE HOME ESTATES INC.

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Jim Edwards Engineer for Mr. Day's project displayed the plans of Rancher Mobile Home Estates Inc. for the review and discussion of the council.

Copies of the plan are on file in the office of the City Recorder for public review.

The following items were discussed in detail:

1. Mr. Edwards told council the Mobile Home Park would be fenced, with a cinder block fence in the front portion of the park and the remainder will be fenced with a wooden fence.
2. There is a total of 37.5 acres in the project.
3. The required open space and play grounds within the project. Mr. Edwards stated there were 2.9 acres of open space in the plans for the project.
4. There was a very lengthy discussion of the required 10% of the project for annexation and the 7% required for guarantee of improvements.
5. Value of the property before and after annexation was discussed. It was determined Mr. Day would be required to obtain an MIA appraisal of his property before the exact amount of the 7% could be determined.
6. The recreational park to be built within the project was discussed.
 - (a) What would be installed in the park such as how many tennis courts, play ground equipment, etc.
 - (b) Who would be responsible to maintain the park after it was completed, the city of Mr. Day.
 - (c) How much monies would Mr. Day be expected to expend on the park and the improvements within the park.

Following the above discussion, Councilman Bird made a MOTION Mr. Day be required to spend a maximum of \$20,000.00 on the recreational park with the understanding that if the required 7% of the appraised value of the land was less than \$20,000.00 the amount of \$20,000.00 would be reduced accordingly and if the required 7% of the appraised value was more than the \$20,000.00 figure Mr. Day would be required to maintain the park until such time as the full amount of the balance of the \$20,000.00 was expended by Mr. Day, MOTION SECONDED by Councilman Losee and received the unanimous affirmative vote of all councilmen present.

A second MOTION was made by Councilman Bird to grant council approval to Mr. Day for his basic plan for the Rancher Mobile Home Estates Inc. subject to the review of the construction plans by the City Engineer, John Quick, MOTION SECONDED by Councilman Morrison and received the unanimous affirmative vote of all councilmen present.

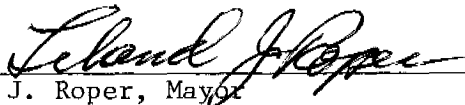
OTHER BUSINESS DISCUSSED:

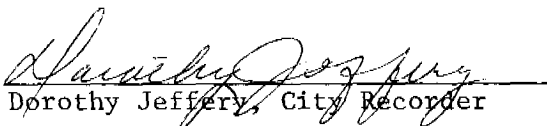
1. Mayor Roper explained the status of the FSC Task Force - they will help with the plans for the proposed city building.
2. Problems with the maintenance agreement with Mr. Wydell Jeffery and Delta City regarding the city dump.

Councilman Bird MOVED the problem with the city dump maintenance agreement be settled by Mayor Leland J. Roper, Councilman Losee, Superintendent Neil Forster and the City Attorney Warren Peterson. They will report back to the council, MOTION SECONDED by Councilman Losee and motion carried.

3. Mayor Roper informed council 55 post that belonged to Mr. John Henrie that fenced a portion of the city dump had been burned and Mr. Henrie had requested the city replace them, Councilman Bird made a MOTION the 55 post be replaced, MOTION SECONDED by Councilman Morrison, motion carried.
4. Mayor Roper informed council a hearing has been scheduled for August 24, 1981 at 8:30 p.m. regarding the revocation of Ralph Christensen's Construction 1981 Delta City Business License.
5. A Planning and zoning meeting is scheduled for Wednesday, August 19 to discuss the proposed new zoning ordinance.

Mayor Roper asked if there was any further business or comments. There being none, Councilman Bird MOVED the meeting be adjourned, MOTION SECONDED by Councilman Losee, meeting adjourned at 10:45 p.m.


Leland J. Roper, Mayor


Dorothy Jeffery, City Recorder

MINUTES OF A PUBLIC HEARING HELD AUGUST 24, 1981

PRESENT:

Leland J. Roper	Mayor and presiding
Don Bird	Councilman
Cecil Losee	Councilman
Thomas Callister	Councilman
Willis Morrison	Councilman

ABSENT:

Max Bennett	Councilman
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OTHERS PRESENT:

Neil Forster	Public Works Superintendent
Ray Valdez	City Building Inspector
Jay Covington	City Administrative Intern

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